

Address: 12440 Green Valley Road, Union Bridge, Maryland 21791

Principal Improvements Since 1976:

MAIN DWELLING

- New sheathing and roof, entire house
- Attic floor
- All store repointed
- All chimneys – New flue liners, kitchen, dining room and living room. All chimney tops have been replaced and extended higher with weather caps
- Interior walls and ceilings have been plastered with new plaster.
- New heating system with base board hot water all new, including all copper piping
- New plumbing – entire house. Spring improved with new pump and piping.
- Complete sewage system combined to the two houses with submersible pump discharging the effluent to a large drain tile field at a distance from the dwellings.
- Water heater and all plumbing has been recently replaced
- All new electrical wiring and appurtenances are new
- New windows, mostly all windows
- New floor in kitchen with new floor cover
- New floor in middle bedroom upstairs
- All floors have been sanded and refinished
- Laundry room installed near kitchen with large stainless steel sink and tile floor
- Laundry room walls have been insulate
- Laundry room windows have been replaced with new windows
- New steps to dining room and new door
- New roof over the entrance way
- New paver walks provided to kitchen and dining room extending on two sides of the front porch
- New door to kitchen – bi-fold door with screen and good lighting
- All new cabinets in kitchen with new oven and tiled area around the refrigerator
- Basement lighting – all new
- Small house extension – all new insulation provided, exterior weather boarding repaired or replaced – all new windows
- Storm windows have been provided on many windows with thermo-pane windows in several windows

Spring Area

All surface water runoff has been diverted from the spring area. Drainage ditches have been provided. Concrete seal has been places around the concrete water cover of the spring. New pipeing (PVC) has been placed from spring to the house. Piping is placed below the frost-line.

Concrete block walls on concrete footings have been installed between the spring house and the spring box concrete enclosure.

All new electric wiring to and within the spring house

Fire place with brick chimney

Old fashioned wall oven exists with access from outside and inside the building structure

Separate room for spring water race with cooling area for fruits and vegetables.

Front cover porch over entrance area.


Concrete water way and pond for growing water cress

NEW DWELLING HOUSE

- Two bedrooms first floor with two bedrooms upstairs to be completed – finish flooring and light fixtures.
- There is plumbing for a bathroom upstairs
- Windows need facing
- Finish flooring is needed over the existing plywood sub-floor
- Heat access ducting is provided to the upstairs area
- All wall - boarding is in place
- Independent well for water supply with submersed pump in the well Excellent water quality and available supply
- Main entrance provided with porch cover and side porch at kitchen entry is provided which allows easy access to the kitchen and provides an excellent area for relaxation. Excellent breezes flow from the south west many days.
- Access door to back entrance to dining room – needs steps
- Fireplace with brick chimney – provisions for stove to be added in basement if desired.

BARN

- New roof
- New barn-yard paving
- Improved fencing
- Cattle feeding area has been improved with head access to feed troughs
- Large feeding area – approximately _____ head can be feed at one time
- Horse stalls

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- Barn is generally good condition, having been repointed entirely
 - Flooring in hay mows is strong,
 - Two sets of doors allow entrance for hay equipment and other uses
 - Large barn shed for wagon or tractor or other equipment storage or general use

Farm Fencing

- Several thousand feet of high-tensile wire fencing has been installed
- Some oak board fencing near the shop near the barn has been provided with pressure treated fence posts

SWIMMING POOL

- Junior Olympic size swimming pool with large concrete deck area. Excellent exposure to sun with comfort for summer breezes generally from prevailing south-west winds

TREES

- Several small wooded areas with old (very large) sycamore trees along the entrance drive to the house and along the lower part of the stream flowing northward
- Very private, peaceful area on back of farm with large trees and stream

SHOP

All stone with attic space with excellent head-room. All new electrical wiring has been installed within the building. Excellent headroom downstairs

New doors at entrance

Cedar shingles on front and rear above the first floor stone walls

The entrance drive-way with the large sycamore, elm, and maple trees is unusual and very inviting when entering the farm. Stream crossing is excellent with treated timbers and steel rail support below.